

**Design Review Committee Meeting
Waldstein Playground
Town Hall, Room 111
Thursday, January 9, 2014, 8:00 a.m..**

Committee Members Present: John Bain, Daniel Lyons, Nancy O'Connor, Joanna Baker.

Committee Members Absent: Carlo Rotella, Antonia Bellalta

Staff Present: Erin Chute Gallentine, Director of Parks and Open Space, Jessica Zarni, Administrative Assistant.

Guests Present: see attached

Welcome/Call Meeting to Order

- The meeting was called to order

Overview (Annie Blair)

- A. Blair thanked everyone for coming out and stated that today will be a recap of what has gone on from the conclusion of the primary design through the bid documents, and where we stand with the base bid in order to reach the budget. Today the Design Review Committee will be asked to prioritize the add alternates. The add alternates need to be taken in the order in which the Design Review Committee sees fit, they cannot be jumbled up in anyway.
- A. Blair pointed out and described the existing conditions at Waldsetin Playground on a slide.
- The next slide that was presented depicted what Waldstein Playground would look like after preliminary design. There would be a central spine pathway that separated seven tennis courts, the play area will be in same area with water play adjacent to it, a basketball court and multi-use half court, a perimeter path that goes all the way around with accessible entries from Dean Road, Beacon Street and Clinton Path, a rotating little league ball field that improves the relationship to the sun, a skate spot, a beach and sledding path, improvements to the existing path, social seating and more gathering space and seating. Part of the intentions with this design is to provide activities for all age groups, to maintain the green character of the park with the mature shade trees, plan to establish the next generation of mature shade trees, improve the play area and play value, introduce better water play and improve the irrigation and grating system.
- A. Blair discussed the current drainage issues. Jeff Sussman and A. Blair discussed the drainage issues on the tennis courts, and what will be done to fix these issues.
- A. Blair moved on to the next slide which displayed what exactly is included in the 1.8 million dollar base bid. The base bid is made up of the pedestrian improvements including the accessible entries and the perimeter path but not improvements to the stairs off of Dean Road, the rotating ball field with the associated drainage, grating, irrigation, fencing and site furniture, bank of seven tennis courts and 4 of the proposed new lights, the central spine with some of the café seating in the middle, the basketball, the pavement and seal court for the multi-use half court but not a multi-use goal or a band board, most of the play equipment, all of the water play and improvements to the surface treatment for the passive seating but not replacing the existing benches.
- The add alternates are as followed:

1. Existing Stair Repair
 2. Additional Tennis Court lighting
 3. Cloud Swing
 4. Rotating Dish Play
 5. Replacing the existing benches at the passive seating
 6. Skate Spot
 7. Additional Café Seating
 8. Social Seating
 9. Backboard/ Multi-Use
- A. Blair went into detail on why the add alternates were chosen in this order. There are some things that are integral to the project, but some can always be added later on.

Organization Of The Construction Bid Package

- A. Blair described in more detail what makes up the cost estimate. There is a budget of 1.8 million, the total base bid as of now is 1.172 million. There is a little wiggle room. The site preparation, grading, draining and water service are all things that have to be done in order to make the site function. The pavement is a huge dollar amount but it includes the perimeter path, accessible path, a small amount of stairway at both Dean Road and off Clinton Path, but the big ticket items within the pavement are the tennis and basketball courts. New fencing is needed. The site furnishings are split between add alternates and what is in the base bid, these could always be added later. A. Blair described what makes up the court appurtenances. There is curbing around the play area and there is curbing that separates the basketball for the play area, which helps with drainage. The water play, play equipment and play surfacing are in the base bid. The priority of the planting is in the next generation of mature shade trees.
- There are some things that the Town is providing such as, perimeter fencing around exterior of the park, adjacent drainage improvements from the parking area that area creating run off into the park, processed wood fiber for the play area and the tress purchase for contractor installation.
- A. Blair went over the add alternates again.
- The next slide shown was the play equipment that is in the base bid. The Columbia Cascade structures for ages 2-5 and 5-12 have been scaled back, there are 2 swings sets, one for each age group, including ADA seats, sand play with seat curb and Rocks and Ropes. A. Blair showed slide show pictures of the play structures. A. Blair went into details about the cloud swing, rotating dish, rotating basket, and showed pictures of all the play equipment.
- The water play and splash pad are included in the base bid and continue the nature theme. It is appropriate for toddlers to teen, there are two vertical features – Leaf#1 and flower #6, five ground jet feature and two ground jets are multiple. Pictures of leaf#1, flower#6 and the ground jets were shown.
- A. Blair described the family of site furniture. They consist of some being in the base bid and some area add alternates, the same style as Clark Park, picnic set at play area, one ADA, backed benches w/side tables at play area, café table sets and radial benches at passive seating to replace existing benches. A. Blair and J. Baker discussed radial benches.
- A. Blair showed two presentation boards to the Design Review Committee, one was the primary design of Waldstein Park and the other the final design for Waldstein Park. At

the end of the overall design Review process there was a Playground Subcommittee Meeting. A. Blair asked the Design Review Committee to compare the locations of the various pieces from what was talked about before, and how that has changed and why. On both boards the safety zones around the play equipment are indicated. A. Blair went back and forth and showed the Design Review Committee the differences and changes between the two designs.

Discussion

- N. O'Connor and A. Blair discussed what play equipment is in the base bid. N. O'Connor asked what features were taken out of the pieces of play equipment, A. Blair listed the features that have been altered in both the big kids and little kids play area. N. O'Connor asked A. Blair if the splash pad had any size changes in new design, and A. Blair stated that is about the same. A. Blair and N. O'Connor discussed the picnic sets in the primary and final design. E. Gallentine wanted to mention that there will be café seating right outside that, but thought people would want to bring in their lunches and thought picnic area were important. A. Blair mentioned that the reason for moving the splash pad is largely because of the utility work that has to be done on the splash pad.
- J. Baker asked if somebody were able to raise the money to deliver the skate spot, and if the skate spot was to be moved to the bottom, is that the overall cost. A. Blair stated that the amount includes associated pavement, grading and planting. E. Gallentine stated that you would need to know now about this funding because it is going out to bid. She suggested that if this is something that everyone wanted to do, the vote should state that if there is a commitment for funding prior to going out to bid we would like that removed to add alternate number ____ (fill in the blank). J. Baker thinks this is something worth exploring. J. Baker and E. Gallentine discussed the time frame of the park being closed if they were to add pieces of play equipment later on. J. Baker is very interested in the multi-use bang board and moving it up on the add alternate list, she has heard a lot of things about this being very valuable to the community. E. Gallentine stated that the bang board is very easy to install later on. E. Gallentine stated that it can move up, but she would not put it before the cloud swing and rotating dish play. J. Baker asked E. Gallentine why she feels this way and E. Gallentine stated that folks have stated that they want independent play pieces. J. Baker thinks you could do many activities with this area/bangboard, they can show their creativity side and its fun for all ages. E. Gallentine stated that there will be a court; this is just the board and the goal. A. Blair stated that something creative can be done with the colors with the sealcoating. N. O'Connor hears with J. Baker is saying and would maybe move it up to just under the play equipment, N. O'Connor likes the play equipment where it is. N. O'Connor thinks the benches are important and would like to see them definitely in the mix. E. Gallentine stated that the benches are easy for her to do with her staff, benches can be recycled and people are always looking for donation benches. N. O'Connor stated that maybe moving the multi-use board just under play pieces and above the benches. E. Gallentine stated that something to think about would be move both those together or do you want to have the tennis bang-board as one and the multi-court goal as another. J. Baker asked if the proposed trees are over the path, and if the curved path is outside the fence of the playground. A. Blair responded with a no, and showed on the drawing where the fence and main path runs. A. Blair explained where the seating and picnic benches are on the drawing.

Leigha Cuniberti addressed the committee. L. Cuniberti lives across the street and has two young boys. She thinks the new reduced play equipment picnic seating within the playground are both great. She agrees with J. Baker in regards to how much use a bang board would get from the community. She would not feel such a loss if the rotating dish and cloud swing were did not end up in the mix. She feels that for the community at large would get more use out the bang board, and she feels that there is a lot of play already without the add alternates. L. Cuniberti brought up the acorns and how painful they can be when they fall off and hit you, she does not have a solution to this but wanted to mention it.

- John Bain stated that there is some interest in moving the multi-use board up in the add alternate list and moving the play equipment down, he asked A. Blair if the rotating dish or cloud swing has more play value. A. Blair explained why the rotating dish has more play value. N. O'Connor asked if we move down the cloud swing and up the multi-use board, if we think we don't get to the cloud swing do we move stuff around so there isn't an empty spot. A. Blair stated that spot would be easy to fill. N. O'Connor likes having one of the play pieces in the top of the add alternates. N. O'Connor and A. Blair discussed the age group attraction to both of the play equipment pieces. N. O'Connor would like to see the multi-use board moved up under rotating dish and the cloud swing moved to the bottom.

The Design Review Committee put the add alternates in the order they would like to see them.

- 1. Stair Repair
 - 2. Additional Tennis lighting
 - 3. Rotating dish
 - 4. Multi-use Goal/ Bang Board
 - 5. Benches/ Passive Seating
 - 6. Skate Spot
 - 7. Additional Site Seating
 - 8. Social Seating
 - 9. Cloud Swing
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- N. O'Connor and E. Gallentine discussed the area around the café seating and the café seating itself.
 - J. Bain discussed the locations of the benches and pointed out on the drawing where he thinks a bench is needed. He thinks that this area might be appealing to senior citizens for daily walks, and thinks a bench should be put in along the path.
 - A member of the community asked about the new trees in the spine. A. Blair stated that they are shade trees and said that they would grow to the size of a maple. A. Blair stated that the smaller understory trees were eliminated do to the budget. There will be oaks put in the area along Beacon Street to the right of the entrance, the priority was to put in more trees that would become mature shade trees and not do that understory layer of flowing trees that would change the openness of the park.
 - Beth Mahar addressed the committee. She asked if there is a fence between the basketball court and playground. A. Blair stated that there was, and discussed the low asphalt curbing. Beth Mahar and A. Blair discussed the perimeter fencing. E. Gallentine

discussed the locations of the perimeter fencing. B. Mahar wanted to pointed out how much everyone enjoys the double slide

- Sheryl Steves addressed the committee. She asked if there two entrances into the play space. A. Blair responded with a yes, and showed them on the drawing. S. Steves asked if there was a way to open up an entrance from the basketball court to the play area. A. Blair stated that she was not sure if that would be needed. N. O'Connor stated that there needs to be 2 entrances for safety reasons. A. Blair described where both of the entrances will be.
- A discussion took place about a latch system for the gate.
- The acorns were brought up again, and E. Gallentine said that maybe in the future this is something to think about when the trees are declining, and in the future maybe we don't plant oaks there.
- A question was asked about the drainage. A. Blair started that there will be re-grading, a new drain will be put in, 5 new catch basins, a number of area drains there is a lot of new infrastructure going in and readjustments to the elevations to the existing drains.
- Leigha Cuniberti asked A. Blair if there will be monkey bars in the 5-12 year old play equipment. A. Blair responded with a yes.
- D. Lyons if someone is willing to put up private funding for any item, does that item get automatically moved up. E. Gallentine stated that the committee can enable E. Gallentine and her crew to do that.
- N. O'Connor wanted to point out that the committee decides upon the base bid and add alternates, there may be wiggle room in the design meaning there might not be exact positioning and interpretive decisions are going to be made in the field. E. Gallentine stated that things can change significantly when you get out into the field, we are then to make changes but stick to the initial goals of the committee.

N. O'Connor moved to vote in favor of the Waldstein Playground renovations as presented by A. Blair and vote on the add alternates in the order as listed below:

1. Stair Repair
2. Additional Tennis lighting
3. Rotating dish
4. Multi-use Goal/ Bang Board
5. Benches/ Passive Seating
6. Skate Spot
7. Additional Site Seating
8. Social Seating
9. Cloud Swing

Seconded by J, Bain. All in favor.

Conclusion

E. Gallentine stated that she plans on breaking ground in April. The whole process should take 8

months to a year.

Adjournment

The Design Review Committee thanked everyone for coming out.

J. Bain moved to adjourn the meeting. Seconded by N. O'Connor. All in favor.